

**United States Bankruptcy Court
Central District of California
Los Angeles
Vincent Zurzolo, Presiding
Courtroom 1368 Calendar**

Tuesday, September 12, 2023

Hearing Room 1368

10:00 AM

2:18-23715 Elsy D Cabral

Chapter 13

#1.00 Motion for relief from stay [E-F]

WILMINGTON SAVINGS FUND SOCIETY
FSB
VS
DEBTOR

Docket 39

Tentative Ruling:

The motion for relief from stay is granted without the need for oral argument or appearance pursuant to Local Bankruptcy Rule 9013-1(j)(3). Appearances are waived.

Please lodge an order that complies with the court's ruling. **NOTE:** If the parties reach an adequate protection agreement, Movant may file the agreement and lodge an order approving the same in lieu of the order granting the Motion.

The motion for relief from stay is granted under:

 x 11 U.S.C. §362(d)(1) [order box3(a)]

As to Movant, its successors, transferees and assigns ("Movant") the stay of 11 U.S.C. § 362(a) is:

 x Terminated as to Debtor and Debtor's bankruptcy estate [order box 4(a)].

 x Movant may enforce its remedies to repossess or otherwise obtain possession and dispose of the Property in accordance with applicable non-bankruptcy law, but may not pursue any deficiency claim against the Debtor(s) or property of the estate except by filing a Proof of Claim pursuant to 11 U.S.C. §501 [order box 5].

 x In chapter 13 cases, the trustee must not make any further payments on account of Movant's secured claim after entry of this order. The secured portion of Movant's claim is deemed withdrawn upon entry of this order without prejudice to Movant's right to file an amended unsecured claim for any deficiency. Absent

**United States Bankruptcy Court
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Los Angeles
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10:00 AM

CONT... Elsy D Cabral

Chapter 13

a stipulation or order to the contrary, Movant must return to the trustee any payments received from the trustee on account of Movant's secured claim after entry of this order [order box 8].

This court further orders as follows:

x The 14-day stay provided by Bankruptcy rule 4001(a)(3) is waived [order box 10(a)]. Cause has been shown.

x The co-debtor stay of 11 U.S.C. § 1201(a) or § 1301(a) is terminated or modified as to the co-debtor, as to the same terms and conditions [order box 9].

Party Information

Debtor(s):

Elsy D Cabral

Represented By
Clifford Bordeaux

Movant(s):

Wilmington Savings Fund Society,

Represented By
Chad L Butler

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Vincent Zurzolo, Presiding
Courtroom 1368 Calendar**

Tuesday, September 12, 2023

Hearing Room 1368

10:00 AM

2:19-11595 Stephan-Andrew Morando Arias and Krystal Rae Goco

Chapter 13

#2.00 Motion for relief from stay [E-F]

MIDFIRST BANK
VS
DEBTOR

Docket 49

***** VACATED *** REASON: The motion was settled by court-approved stipulation.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Stephan-Andrew Morando Arias

Represented By
Barry E Borowitz

Joint Debtor(s):

Krystal Rae Goco Arias

Represented By
Barry E Borowitz

Movant(s):

MidFirst Bank

Represented By
Wendy A Locke
Cassandra J Richey

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Vincent Zurzolo, Presiding
Courtroom 1368 Calendar**

Tuesday, September 12, 2023

Hearing Room 1368

10:00 AM

2:19-12604 Sharon Fredericka Gaffney

Chapter 13

#3.00 Motion for relief from stay [E-F]
7-11

NEWREZ LLC
VS
DEBTOR

Docket 40

***** VACATED *** REASON: Continued by Court approved Stipulation to
October 10, 2023 at 10:00 a.m.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Sharon Fredericka Gaffney

Represented By
Barry E Borowitz

Movant(s):

NewRez LLC d/b/a Shellpoint

Represented By
Kirsten Martinez

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Vincent Zurzolo, Presiding
Courtroom 1368 Calendar**

Tuesday, September 12, 2023

Hearing Room 1368

10:00 AM

2:22-11511 Chuck Van Buakong

Chapter 13

#4.00 Motion for relief from stay [E-F]

**FREEDOM MORTGAGE CORPORATION
VS
DEBTOR**

Docket 69

***** VACATED *** REASON: The motion was settled by court-approved stipulation.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Chuck Van Buakong

Represented By
Sundee M Teeple

Movant(s):

Freedom Mortgage Corporation

Represented By
Dane W Exnowski
Kinnera Bhoopal

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Vincent Zurzolo, Presiding
Courtroom 1368 Calendar**

Tuesday, September 12, 2023

Hearing Room 1368

10:00 AM

2:22-14280 Edward Salcido Rodriguez

Chapter 13

#5.00 Motion for relief from stay [E-F]

CARRINGTON MORTGAGE SERVICES
LLC
VS
DEBTOR

Docket 48

Tentative Ruling:

This hearing is going forward as scheduled. All trustees, attorneys and self-represented parties may appear in person or appear by telephone. However, **all parties must register in advance to indicate whether their appearance will be made in person or by telephone.**

REGISTER no later than 12:00 noon the day prior to the hearing:

- 1) Send an email to **Chambers_VZurzolo@cacb.uscourts.gov**
- 2) In the subject line, insert "**Registration -- Telephonic Appearance**"
OR "Registration -- In Person Appearance"
- 3) Include in the email all of the following information:
 - a. Your full name, and if applicable, State Bar #, office phone #, and client's full name
 - b. Hearing date and time, and matter number on the calendar
 - c. Debtor's name and case number and, if applicable, adversary procedure number

JOINING JUDGE ZURZOLO'S ZOOM GOV LINE: If you are appearing by phone, join Judge Zurzolo's Zoom Gov line 15 minutes before the hearing. Keep your phone on mute until your matter is called.

Call either phone line: (669) 254-5252 or (669) 216-1590

Meeting ID: 160 995 2562 Participant ID: # Passcode: 13682022

Party Information

**United States Bankruptcy Court
Central District of California
Los Angeles
Vincent Zurzolo, Presiding
Courtroom 1368 Calendar**

Tuesday, September 12, 2023

Hearing Room 1368

10:00 AM

CONT... Edward Salcido Rodriguez

Chapter 13

Debtor(s):

Edward Salcido Rodriguez

Represented By
Joshua L Sternberg

Movant(s):

Carrington Mortgage Services, LLC

Represented By
Steve Burnell

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Vincent Zurzolo, Presiding
Courtroom 1368 Calendar**

Tuesday, September 12, 2023

Hearing Room 1368

10:00 AM

2:23-10790 Natalie Blanco-Mirsky

Chapter 13

#6.00 Motion for relief from stay [E-F]

SELENE FINANCE LP
VS
DEBTOR

Docket 34

***** VACATED *** REASON: Continued by Court approved Stipulation to
October 10, 2023 at 10:00 a.m.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Natalie Blanco-Mirsky

Represented By
Jeffrey J Hagen

Movant(s):

Selene Finance LP

Represented By
Fanny Zhang Wan

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Vincent Zurzolo, Presiding
Courtroom 1368 Calendar**

Tuesday, September 12, 2023

Hearing Room 1368

10:00 AM

2:23-13565 Toni Boswell

Chapter 13

#7.00 Motion for relief from stay [E-F]

FORGE TRUST CO.
VS
DEBTOR

Docket 19

Tentative Ruling:

The motion for relief from stay is granted without the need for oral argument or appearance pursuant to Local Bankruptcy Rule 9013-1(j)(3). Appearances are waived.

Please lodge an order that complies with the court's ruling. **NOTE:** If the parties reach an adequate protection agreement, Movant may file the agreement and lodge an order approving the same in lieu of the order granting the Motion.

The motion for relief from stay is granted under:

 x 11 U.S.C. §362(d)(1) [order box3(a)]

As to Movant, its successors, transferees and assigns ("Movant") the stay of 11 U.S.C. § 362(a) is:

 x Terminated as to Debtor and Debtor's bankruptcy estate [order box 4(a)].

 x Movant may enforce its remedies to repossess or otherwise obtain possession and dispose of the Property in accordance with applicable non-bankruptcy law, but may not pursue any deficiency claim against the Debtor(s) or property of the estate except by filing a Proof of Claim pursuant to 11 U.S.C. §501 [order box 5].

 x In chapter 13 cases, the trustee must not make any further payments on account of Movant's secured claim after entry of this order. The secured portion of Movant's claim is deemed withdrawn upon entry of this order without prejudice to Movant's right to file an amended unsecured claim for any deficiency. Absent a stipulation or order to the contrary, Movant must return to the trustee any

**United States Bankruptcy Court
Central District of California
Los Angeles
Vincent Zurzolo, Presiding
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Tuesday, September 12, 2023

Hearing Room 1368

10:00 AM

CONT...

Toni Boswell

Chapter 13

payments received from the trustee on account of Movant's secured claim after entry of this order [order box 8].

This court further orders as follows:

 x The 14-day stay provided by Bankruptcy rule 4001(a)(3) is waived [order box 10(a)]. Cause has been shown.

Party Information

Debtor(s):

Toni Boswell

Represented By
Daniel King

Movant(s):

Forge Trust Co. CFBP: Jeffrey

Represented By
Martin W. Phillips

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Vincent Zurzolo, Presiding
Courtroom 1368 Calendar**

Tuesday, September 12, 2023

Hearing Room 1368

10:00 AM

2:23-14749 Eduardo Lozano Mendoza, Jr.

Chapter 13

#8.00 Motion for relief from stay [E-F]

ALLIANT CREDIT UNION
VS
DEBTOR

Docket 11

Tentative Ruling:

The motion for relief from stay is granted without the need for oral argument or appearance pursuant to Local Bankruptcy Rule 9013-1(j)(3). Appearances are waived.

Please lodge an order that complies with the court's ruling. **NOTE:** If the parties reach an adequate protection agreement, Movant may file the agreement and lodge an order approving the same in lieu of the order granting the Motion.

The motion for relief from stay is granted under:

 x 11 U.S.C. §362(d)(1) [order box3(a)]

As to Movant, its successors, transferees and assigns ("Movant") the stay of 11 U.S.C. § 362(a) is:

 x Terminated as to Debtor and Debtor's bankruptcy estate [order box 4(a)].

 x Movant may enforce its remedies to repossess or otherwise obtain possession and dispose of the Property in accordance with applicable non-bankruptcy law, but may not pursue any deficiency claim against the Debtor(s) or property of the estate except by filing a Proof of Claim pursuant to 11 U.S.C. §501 [order box 5].

 x In chapter 13 cases, the trustee must not make any further payments on account of Movant's secured claim after entry of this order. The secured portion of Movant's claim is deemed withdrawn upon entry of this order without prejudice to Movant's right to file an amended unsecured claim for any deficiency. Absent a stipulation or order to the contrary, Movant must return to the trustee any

**United States Bankruptcy Court
Central District of California
Los Angeles
Vincent Zurzolo, Presiding
Courtroom 1368 Calendar**

Tuesday, September 12, 2023

Hearing Room 1368

10:00 AM

CONT... Eduardo Lozano Mendoza, Jr.

Chapter 13

payments received from the trustee on account of Movant's secured claim after entry of this order [order box 8].

This court further orders as follows:

 x The 14-day stay provided by Bankruptcy rule 4001(a)(3) is waived [order box 10(a)]. Cause has been shown.

Party Information

Debtor(s):

Eduardo Lozano Mendoza Jr.

Represented By
Barry E Borowitz

Movant(s):

Alliant Credit Union

Represented By
Michael D Vanlochem

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Vincent Zurzolo, Presiding
Courtroom 1368 Calendar**

Tuesday, September 12, 2023

Hearing Room 1368

10:30 AM

2:23-14534 Dre Michael Galindo

Chapter 7

#1.00 Motion for relief from stay [E-F]

MERCEDES-BENZ VEHICLE TRUST
VS
DEBTOR

Docket 9

Tentative Ruling:

The motion for relief from stay is granted without the need for oral argument or appearance pursuant to Local Bankruptcy Rule 9013-1(j)(3). Appearances are waived.

Please lodge an order that complies with the court's ruling. **NOTE:** If the parties reach an adequate protection agreement, Movant may file the agreement and lodge an order approving the same in lieu of the order granting the Motion.

The motion for relief from stay is granted under:

 x 11 U.S.C. §362(d)(1) [order box3(a)]

As to Movant, its successors, transferees and assigns ("Movant") the stay of 11 U.S.C. § 362(a) is:

 x Terminated as to Debtor and Debtor's bankruptcy estate [order box 4(a)].

 x Movant may enforce its remedies to repossess or otherwise obtain possession and dispose of the Property in accordance with applicable non-bankruptcy law, but may not pursue any deficiency claim against the Debtor(s) or property of the estate except by filing a Proof of Claim pursuant to 11 U.S.C. §501 [order box 5].

This court further orders as follows:

 x The 14-day stay provided by Bankruptcy rule 4001(a)(3) is waived [order box 10(a)]. Cause has been shown.

Party Information

**United States Bankruptcy Court
Central District of California
Los Angeles
Vincent Zurzolo, Presiding
Courtroom 1368 Calendar**

Tuesday, September 12, 2023

Hearing Room 1368

10:30 AM

CONT... Dre Michael Galindo

Chapter 7

Debtor(s):

Dre Michael Galindo

Represented By
Steven A Alpert

Movant(s):

Mercedes-Benz Vehicle Trust

Represented By
Sheryl K Ith

Trustee(s):

David M Goodrich (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Vincent Zurzolo, Presiding
Courtroom 1368 Calendar**

Tuesday, September 12, 2023

Hearing Room 1368

10:30 AM

2:23-14940 Rashyra Autry

Chapter 7

#2.00 Motion for relief from stay [E-F]

752 SOUTH MAIN
LLC
VS
DEBTOR

Docket 11

Tentative Ruling:

The motion for relief from stay is granted without the need for oral argument or appearance pursuant to Local Bankruptcy Rule 9013-1(j)(3).

Please lodge an order that complies with the court's ruling. **NOTE:** If the parties reach an adequate protection agreement, Movant may file the agreement and lodge an order approving the same in lieu of the order granting the Motion.

The motion for relief from stay is granted under:

 x 11 U.S.C. §362(d)(1) [order box3(a)]

 x 11 U.S.C. §362(d)(2) [order box3(b)]

As to Movant, its successors, transferees and assigns ("Movant") the stay of 11 U.S.C. § 362(a) is:

 x Terminated as to Debtor and Debtor's bankruptcy estate [order box 4(a)].

 x Movant may enforce its remedies to obtain possession of the Property, including lockout, in accordance with applicable nonbankruptcy law, but may not pursue any monetary claim against the Debtor or property of the estate for amounts attributable to the period before the bankruptcy was filed except by filing a proof of claim pursuant to 11 U.S.C. § 501. [order box 5].

This court further orders as follows:

 x The 14-day stay provided by Bankruptcy rule 4001(a)(3) is waived [order box 10(a)]. Cause has been shown.

**United States Bankruptcy Court
Central District of California
Los Angeles
Vincent Zurzolo, Presiding
Courtroom 1368 Calendar**

Tuesday, September 12, 2023

Hearing Room 1368

10:30 AM

CONT... Rashyra Autry

Chapter 7

 x Other (*specify*) [order box 14]: It is further ordered that:
 x Movant is authorized to regain possession of Movant's property despite the filing of this or any other bankruptcy petition pursuant to the ruling in x *In re Smith* 105 B.R. 50 (Bankr. C.D. Cal, 1989).

Party Information

Debtor(s):

Rashyra Autry

Pro Se

Movant(s):

752 South Main, LLC

Represented By
Joseph Cruz

Trustee(s):

Heide Kurtz (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Vincent Zurzolo, Presiding
Courtroom 1368 Calendar**

Tuesday, September 12, 2023

Hearing Room 1368

11:00 AM

2:21-16478 Hannibal Classics, Inc.

Chapter 7

#1.00 Motion for order extending time to file actions
under 11 U.S.C. §§ 108, 546(a) and 549(d)

Docket 129

Tentative Ruling:

This hearing is going forward as scheduled. All trustees, attorneys and self-represented parties may appear in person or appear by telephone. However, **all parties must register in advance to indicate whether their appearance will be made in person or by telephone.**

REGISTER no later than 12:00 noon the day prior to the hearing:

- 1) Send an email to **Chambers_VZurzolo@cacb.uscourts.gov**
- 2) In the subject line, insert "**Registration -- Telephonic Appearance**"
OR "Registration -- In Person Appearance"
- 3) Include in the email all of the following information:
 - a. Your full name, and if applicable, State Bar #, office phone #, and client's full name
 - b. Hearing date and time, and matter number on the calendar
 - c. Debtor's name and case number and, if applicable, adversary procedure number

JOINING JUDGE ZURZOLO'S ZOOM GOV LINE: If you are appearing by phone, join Judge Zurzolo's Zoom Gov line 15 minutes before the hearing. Keep your phone on mute until your matter is called.

Call either phone line: (669) 254-5252 or (669) 216-1590

Meeting ID: 160 995 2562 Participant ID: # Passcode: 13682022

Party Information

Debtor(s):

Hannibal Classics, Inc.

Represented By
Shai S Oved

**United States Bankruptcy Court
Central District of California
Los Angeles
Vincent Zurzolo, Presiding
Courtroom 1368 Calendar**

Tuesday, September 12, 2023

Hearing Room 1368

11:00 AM

CONT... Hannibal Classics, Inc.

Chapter 7

Movant(s):

Union Patriot Capital Management,

Represented By
David W. Meadows
David M Goodrich

Trustee(s):

John J Menchaca (TR)

Represented By
M Douglas Flahaut
Dylan J Yamamoto

**United States Bankruptcy Court
Central District of California
Los Angeles
Vincent Zurzolo, Presiding
Courtroom 1368 Calendar**

Tuesday, September 12, 2023

Hearing Room 1368

11:00 AM

2:22-11335 Dov Arie Charney

Chapter 7

#2.00 Motion for turnover of possession of real
property and related web-site

Docket 291

***** VACATED *** REASON: Continued to September 26, 2023, at 11:00
a.m. by Court approved Stipulation.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Dov Arie Charney

Represented By
William N Lobel
Christopher J Harney

Movant(s):

Brad D Krasnoff (TR)

Represented By
Eric P Israel
Danning, Gill, Israel & Krasnoff, LLP
Michael G D'Alba

Trustee(s):

Brad D Krasnoff (TR)

Represented By
Eric P Israel
Danning, Gill, Israel & Krasnoff, LLP
Michael G D'Alba

**United States Bankruptcy Court
Central District of California
Los Angeles
Vincent Zurzolo, Presiding
Courtroom 1368 Calendar**

Tuesday, September 12, 2023

Hearing Room 1368

11:00 AM

2:23-13542 DHUD Investments, A CA Corporation

Chapter 11

#3.00 Motion for order compelling attorney to file disclosure of compensation pursuant to 11 U.S.C. §329 and Federal Rule of Bankruptcy Procedures 2016

Docket 23

Tentative Ruling:

The Motion is granted without the need for oral argument or appearance.

Please lodge an order that complies with LBR 9021-1 and the court's ruling, and notify all interested parties.

Party Information

Debtor(s):

DHUD Investments, A CA

Represented By
Ilbert A Phillips

Movant(s):

United States Trustee (LA)

Represented By
Kelly L Morrison

Trustee(s):

Gregory Kent Jones (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Vincent Zurzolo, Presiding
Courtroom 1368 Calendar**

Tuesday, September 12, 2023

Hearing Room 1368

11:00 AM

2:23-13668 Affordable Housing Changemakers LLC

Chapter 11

#4.00 Motion for order approving sale and bidding
procedures for an out of Court auction and
approval of auction for the sale of property

Docket 37

Tentative Ruling:

If no opposition is received by Monday, September 11, 2023 at 12:00 p.m., the
Motion will be granted without the need for oral argument or appearance.

If opposition is timely received, then the hearing will go forward.

Party Information

Debtor(s):

Affordable Housing Changemakers

Represented By
David Wood

Movant(s):

Affordable Housing Changemakers

Represented By
David Wood

Trustee(s):

Moriah Douglas Flahaut (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Vincent Zurzolo, Presiding
Courtroom 1368 Calendar**

Tuesday, September 12, 2023

Hearing Room 1368

11:00 AM

2:23-15814 San Marino Cafe and Marketplace LLC

Chapter 11

#5.00 Emergency motion for an order: (I) Authorizing Debtor to utilize cash collateral of prepetition secured entities pursuant to 11 U.S.C. § 363; (II) Scheduling a final hearing; and (III) Granted related relief

Docket 5

Tentative Ruling:

This hearing is going forward as scheduled. All trustees, attorneys and self-represented parties may appear in person or appear by telephone. However, **all parties must register in advance to indicate whether their appearance will be made in person or by telephone.**

REGISTER no later than 12:00 noon the day prior to the hearing:

- 1) Send an email to **Chambers_VZurzolo@cacb.uscourts.gov**
- 2) In the subject line, insert "**Registration -- Telephonic Appearance**"
OR "Registration -- In Person Appearance"
- 3) Include in the email all of the following information:
 - a. Your full name, and if applicable, State Bar #, office phone #, and client's full name
 - b. Hearing date and time, and matter number on the calendar
 - c. Debtor's name and case number and, if applicable, adversary procedure number

JOINING JUDGE ZURZOLO'S ZOOM GOV LINE: If you are appearing by phone, join Judge Zurzolo's Zoom Gov line 15 minutes before the hearing. Keep your phone on mute until your matter is called.

Call either phone line: (669) 254-5252 or (669) 216-1590

Meeting ID: 160 995 2562 Participant ID: # Passcode: 13682022

Party Information

Debtor(s):

San Marino Cafe and Marketplace

Represented By

**United States Bankruptcy Court
Central District of California
Los Angeles
Vincent Zurzolo, Presiding
Courtroom 1368 Calendar**

Tuesday, September 12, 2023

Hearing Room 1368

11:00 AM

CONT... San Marino Cafe and Marketplace LLC

Chapter 11

Tamar Terzian

Movant(s):

San Marino Cafe and Marketplace

Represented By

Tamar Terzian

Trustee(s):

Gregory Kent Jones (TR)

Pro Se